



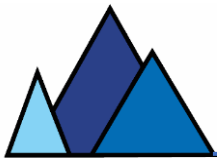
## PARKING POLICY EFFECTIVE

JUNE 15<sup>TH</sup> 2019

**APPLICABILITY:** The following Applegate North Homeowners Association, Inc., Vehicle Parking Rules and Regulations shall apply to any and all vehicles parked in the Applegate North Community. This policy shall supersede any and all previous parking policies distributed within the Applegate North Community and will go into effect June 15, 2019.

### **POLICY AND PROCEDURES:**

- I. **Primary Use of Parking Facilities:** The Applegate North Homeowners Association's Parking Areas shall be for the primary use of residents and for the temporary use of their visitors. Common Area Parking Spaces are to be utilized on a first-come-first-serve basis.
- II. **Use Restrictions:** No motorized vehicle may be driven or parked anywhere within the community except along public roadways, driveways of Lots, or in Common Area Parking Spaces.
- III. **Common Area Parking Restrictions:**
  - a. **Improperly Parked Vehicles:** Vehicles must fit within the lines of a marked space. No oversized or commercial vehicles shall be parked in the Applegate North Community, nor shall any vehicle block the free flow of traffic, park anyone else in, or park on or adjacent to a yellow or red curb.
  - b. **Curbside Parking:** When parking along the curbs of the community, vehicles should park parallel with the curb and should not block the free flow of traffic or driveways. Vehicles may park on depressed curbs as long as a minimum of 36 inches of the sidewalk area is clear for pedestrian traffic (distance will be measured from the outermost point of the vehicle's wheel to the edge of the sidewalk farthest from the roadway).
  - c. **Passenger Vehicles Only:** Common Area Parking Spaces are to be used solely for parking passenger vehicles; they are not to be used for the storage of any items other than vehicles, nor can commercial vehicles, recreational vehicles, trailers, boats or boat trailers, buses, over-sized vehicles or any other machinery or equipment be stored in the Common Area Parking Spaces.
  - d. **Vehicle Repairs:** No major repairs or any vehicle repairs involving the discharge of fluids may be performed in the Common Area Parking Spaces.



e. Abandoned, Stored and Junk Vehicles: Long-term storage or abandonment of vehicles in the Common Area Parking Lots is not permitted. Abandoned, stored or junk vehicles are subject to being towed at the vehicle owner's risk and expense, as specified in Section VII of this document. A vehicle shall be considered abandoned, stored or junk if:

- i. The vehicle is parked and is not driven for a period in excess of a thirty (30) days
- ii. The vehicle is in disrepair, is not running or is not road- worthy
- iii. The vehicle is not properly registered or is not properly displaying license tags and registration stickers as governed by the laws of the State of Maryland
- iv. The vehicle in any way presents a risk to the safety of members of the Community
- v. The vehicle is leaking any fluids or is in any other way presenting a risk to the Common Area Parking Lots themselves

IV. Driveways of Lots Parking Restrictions:

- a. Improperly Parked Vehicles (Per Article VII Use Restrictions Section 1.d): No tractor-trailer truck, or any house trailer, boat or boat trailer, camper or other recreational vehicle, shall be placed or kept on the Property, either temporarily or permanently. No motorized vehicle of any kind shall be parked on the Property except in the driveways of lots or in curb-side parking areas.
- b. Passenger Vehicles Only (Per Article VII Use Restrictions Section 1.w): No junk vehicle, unlicensed or inoperable motor vehicle, trailer, camper, camp truck, house trailer, boat, boat trailer, commercial vehicle or other similar machinery or equipment of any kind or character shall be kept on the property.
- c. Vehicle Repairs (Per Article VII Use Restrictions Section 1.b and Section 1.w): No major repairs or any vehicle repairs involving the discharge of fluids may be performed in driveways of Lots. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereof which reasonably may be or become an annoyance or nuisance to any other occupant of a lot. Nor shall the repair an extraordinary maintenance of automobiles or another vehicle be carried out thereon.
- d. Driveway restrictions - Effective June 15<sup>th</sup>, it is unlawful to park in such a manner that blocks a driveway regardless of ownership. This will include the 30 inch "triangle on one side or the other, of the driveway apron. Frist offense will be a sticker. Second offense will be towed at the owner's expense.



- V. Requests for Temporary or Longer Term Waivers: Residents may request a short or long-term waiver to any portion of this parking policy by written request to the Applegate North Board of Directors. A waiver request is granted by affirmative vote of a majority the Board of Directors.
- VI. Request for Portable Storage Containers (“PODs”): Residents must request the placement of a portable storage container (a “POD”) within the Applegate North Community. Pursuant to Article VII Use Restrictions Section 1.c, there shall not be erected on the Property any Improvement of a temporary character except as approved by the Architectural Review Committee. Requests will be considered on a case by case basis with approval being contingent upon location, size, and duration of presence in the Community as well as impact to surrounding neighbors. If approved, storage containers must be placed in the responsible resident’s driveway and may not remain in the community longer than ten (10) days. Failure to comply may result in the “POD” style container being removed at the owner’s risk and expense.
- VII. Towing: Any vehicle in violation of the provisions of this Parking Policy as well as any Covenants, By-Laws or other rules adopted by the Applegate North Homeowners Association, Inc. may be removed from either an owner’s Lot or the Common Area Parking Lots at the vehicle owner’s risk and expense. Only the Property Manager or a designated officer of the Board of Directors may authorize the towing of a vehicle. The Applegate North Homeowners Association assumes no responsibility for damages that may occur during a vehicle’s removal or for the contents of that vehicle after it has been removed. All costs associated with the removal of a vehicle in violation of the provisions of these Rules and Regulations are the responsibility of the vehicle owner and such costs may be collected in the same manner as an assessment owed to the Applegate North Homeowners Association. Towing rates are established independently by the towing company and are controlled by Anne Arundel County Law and are not the discretion of the Applegate North Homeowners Association.